



March 19, 2004

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee met Thursday, March 18, 2004 in the Council Chamber at City Hall to discuss rewriting Salisbury's ordinance code. In attendance were Karen Alexander, Jake Alexander, Gus Andrews, Bill Burgin, George Busby, Graham Carlton, Phil Conrad, Ronald Fleming, Mark Lewis, Edward Norvell, Rodney Queen, Jeff Smith, Victor Wallace, Dee Dee Wright, Diane Young, Craig Lewis (The Lawrence Group),

Staff Present – Janet Gapen, Dan Mikkelson, Diana Moghrabi, Joe Morris, David Phillips, Harold Poole, Lynn Raker, Patrick Ritchie, John Vest, Steve Weatherford

The meeting was called to order, with Mark Lewis presiding. Members had received chapters 16, 17 and 18 at the previous meeting. Today's discussion focused primarily on chapter 16. It was announced that the first public workshop will be in April – probably April 15. Two members resigned due to conflicts: Henry Diggs and Ed Muir. Mark Lewis invited George Busby to become a regular member of the LDOC and he accepted. It was agreed by all in attendance that the code title will be "Land Management and Development Code." Staff may do some final revisions on chapters 1 & 19 after the public workshops and members will be advised when they do. These two chapters' revisions were generally accepted by the group.

Craig Lewis then presented "The Big Picture Element," *What does it take to get a permit?* If the standards are in place, it should be easy. He made recommendations for site plans moving through TRC (Technical Review Committee) His flow chart follows:

- "Minor Plat" (aka – subdivisions)→Sketch/Draft Plan (Admin)→C.D./Final Plat (Admin)
- Major Subdivisions→Sketch/Draft Plan (Admin)→Master Plan (TRC) →C.D (TRC/Staff Admin) →Final Plat (Admin)
- Rezoning (conditional zoning districts) – A legislative process which will maximize flexibility for City Council – Application/Sketch Plan (Admin) – Application Master Plan→Planning Board→City Council (Site Plan or Subdivision)
- "Spot Zoning" issue clarification
- Sunset Clause – After a year has passed and no significant expenditures have been made the property reverts to the original zoning. He is still investigating that clause.
- Site Plans→Master Plan (Admin)→Site Plan (TRC)→Zoning Permit

In the process, the TRC is a *super administrator* and should include a City Council member as well as a Planning Board member. The first appeal would go to ZBA and then to State Court.

There was a request for a side by side view of how we do things now vs. the manner they are being proposed.

The next committee meeting will be April 1, 2004 at 4:30 p.m. in the City Council Chamber at City Hall.